

CLAY COUNTY PLANNING AND ZONING COMMISSION MINUTES

April 2, 2013

Regular meeting of the Clay County Planning and Zoning Commission, Commission Hearing Room, 3rd Floor, County Administration Building, One Courthouse Square, Liberty, MO.

Call to Order at 6:30 pm.

Roll Call

Members Present: Gene Knisley, Cecil Troutwine, Mark Beggs and Karl Walters

Members Absent: Jeff Richerson and Barbara Ball

Staff Present: Matt Tapp, Director
Debbie Viviano, Planner
Angie Stokes, Secretary

Mr. Knisley: Good evening ladies and gentlemen and welcome to the April 2, 2013 Clay County Planning and Zoning meeting. Could we have the call to order please?

Mr. Tapp: Karl Walters?

Mr. Walters: Present.

Mr. Tapp: Cecil Troutwine?

Mr. Troutwine: Here.

Mr. Tapp: Jeff Richerson?

Mr. Richerson: Absent.

Mr. Tapp: Barbara Ball?

Ms. Ball: Absent.

Mr. Tapp: Mark Beggs?

Mr. Beggs: Present.

Mr. Tapp: Gene Knisley?

Mr. Knisley: Present.

Mr. Knisley: Before I start the meeting ladies and gentlemen, Director Tapp, his staff and the members of the Planning and Zoning Commission I would like to introduce our new member this evening Cecil Troutwine he is our new Commissioner and welcome Mr. Troutwine.

Mr. Troutwine: Thank you.

Mr. Knisley: In addition I would like to take this opportunity to recognize an outstanding individual. He is not here tonight; he's our previous Commissioner James Edwards who has served 31 years on the Planning and Zoning Commission here in Clay County. I've had the pleasure to work with this gentleman for the 23 years that I have been on the Commission and I found that he's dedicated his time and efforts to the growth of the wellbeing of our citizens in Clay County and this will always be appreciated. All of us here tonight I know will wish you well and that being said Thank You Jim Edwards. It's one of those things and we go on but when you spend a lot of years and time with a gentlemen and his family you see the gratification and the good and the bad points that you have on the Planning and Zoning, it is hard to sometimes satisfy both sides, so anyway we will proceed and see how we do this evening.

We won't have the approval of the March 5th meeting because we do not have a quorum. And our regular agenda we record the minutes of our meetings and the cases we hear tonight they're approved or disapproved they'll be forwarded to County Commission here and they will be meeting on April the 22nd instead of April 15th. So it will be held here in this Commission room. We will proceed now with the cases we have this evening which is three. Our case number one is 104F, 2013 April this is a request for final plat approval of Quarry Flats a proposed subdivision located at approximately 13813 Petty Road. The applicants are Bob and Jerry Mitchell. Do we have the Staff Report on this case please?

Ms. Viviano: Yes Commissioner, I would like to first attach the Staff Report as part of the minutes.

Mr. Knisley: So approved.

Ms. Viviano: Thank you. Summarized the staff report April 13-104F dated March 1, 2013

Mr. Knisley: Thank you Debbie. Would the applicant have any comments? The applicant states no comments. Any comments from the Commission? Any comments from the public? Being none do I have a motion to approve the Final Plat of Quarry Flats?

Mr. Beggs: Mr. Chairman I make a motion we approve the final plat of Quarry Flats with the conditions as listed in exhibit A.

Mr. Knisley: Thank you. There has been a motion to approve do I have a second.

Mr. Walters: Second.

Mr. Knisley: There has been a second, vote please.

Mr. Tapp: Karl Walters?

Mr. Walters: Approve.

Mr. Tapp: Cecil Troutwine?

Mr. Troutwine: Approve.

Mr. Tapp: Mark Beggs?

Mr. Beggs: Approve.

Mr. Tapp: Gene Knisley?

Mr. Knisley: Approve.

**Final Vote: 4/0/0 Approve Final Plat April 13-104F; Quarry Flats
With Two (2) Conditions**

Mr. Knisley: Case number two is Case number 105RZ/P dated April 2013 this is a request for rezoning from Agricultural (AG) to Residential Urban Rural Single-Family District (RU-80) also a request for the preliminary plat approval for the proposed subdivision of Walts Acres located at approximately 13701 Scott Avenue. The applicants are Walter J. and Janet E. Thompson. Can I have the staff report please?

Mr. Tapp: Yes Mr. Chairman first I would like to attach the Staff Report as part of the record.

Mr. Knisley: So be it.

Mr. Tapp: Summarized the staff report April 13-105RZ/P dated March 4, 2013.

Mr. Knisley: Thank you Director.

Ms. Thompson: *(inaudible)*

Mr. Knisley: Are you representing the ...

Ms. Thompson: Yes I am.

Mr. Knisley: If you would come up to the podium, we are recording this, so we can hear you. State your name please for the record.

Ms. Thompson: Janet Thompson. I believe they've been out and redrawn the lines, I am not sure.

Mr. Tapp: Ok we will take these copies and *(inaudible)*

Mr. Knisley: Are there any other comments about the staff report?

Ms. Thompson: No. My husband is an over the road driver so he is gone quite a bit and I am working all day so I am kind of new this I am obviously in on it but he has been taking care of most of it.

Mr. Knisley: Sounds like been pretty well thought out. Thank you. Any comments from the Commission in reference to this case? And there is no one in the public so that being said do I have a motion for the rezoning from Agricultural (AG) to Residential Urban Rural Single-Family District (RU-80) do I have a motion for that please?

Mr. Beggs: Mr. Chairman I make a motion that the Commission approves the preliminary plat of Walts Acres with the conditions shown as Exhibit A.

Mr. Knisley: I think that is a request for rezoning at first.

Mr. Beggs: Rezoning okay.

Mr. Knisley: Just the rezoning right now.

Mr. Tapp: Just the rezoning.

Mr. Knisley: There has been a motion to approve the request for rezoning do I have a second please?

Mr. Walters: Second.

Mr. Knisley: There has been a second a vote please.

Mr. Tapp: Karl Walters?

Mr. Walters: Approve.

Mr. Tapp: Cecil Troutwine?

Mr. Troutwine: Approve.

Mr. Tapp: Mark Beggs?

Mr. Beggs: Approve.

Mr. Tapp: Gene Knisley?

Mr. Knisley: Approve.

Final Vote: 4/0/0 Approve Rezoning April 13-105RZ/P; Walts Acres

Mr. Knisley: Now we will proceed with the preliminary plat, if there is no further discussion or comments from the applicant or the Commission. Being none do I have a motion to approve the preliminary plat with one (1) condition?

Mr. Beggs: So moved.

Mr. Knisley: There has been a motion to approve the preliminary plat, second please.

Mr. Walters: Second.

Mr. Knisley: There has been a motion and a second, vote please.

Mr. Tapp: Karl Walters?

Mr. Walters: Approve.

Mr. Tapp: Cecil Troutwine?

Mr. Troutwine: Approve.

Mr. Tapp: Mark Beggs?

Mr. Beggs: Approve.

Mr. Tapp: Gene Knisley?

Mr. Knisley: Approve with one (1) condition.

**Final Vote: 4/0/0 Approve Preliminary Plat April 13-105RZ/P; Walts Acres
With One (1) Condition**

Mr. Knisley: Thank you we will proceed to the final part of the case. This is case 106F, this is a request for final plat approval of Walts Acres a proposed subdivision located at approximately 13701 Scott Avenue. The applicants are Walter J. and Janet E. Thompson. Can we have a staff report on this part please?

Mr. Tapp: Mr. Chairman I first would like to attach the staff report as part of the record.

Mr. Knisley: Yes so be it.

Mr. Tapp: Summarized the staff report April 13-106F dated March 4, 2013.

Mr. Knisley: All right thank you. Any discussion in reference to the final plat approval of Walts Acres with the Commission or with the applicant? Being none do I have a motion to approve the final plat approval of Walts Acres?

Mr. Beggs: Mr. Chairman I recommend that we approve the final plat of Walts Acres with the conditions as shown as Exhibit A.

Mr. Knisley: Thank you; do I have a second please?

Mr. Walters: Second.

Mr. Knisley: We do have a second, vote please.

Mr. Tapp: Karl Walters?

Mr. Walters: Approve.

Mr. Tapp: Cecil Troutwine?

Mr. Troutwine: Approve.

Mr. Tapp: Mark Beggs?

Mr. Beggs: Approve with one (1) condition.

Mr. Tapp: Gene Knisley?

Mr. Knisley: Approve with one (1) condition.

**Final Vote: 4/0/0 Approve Final Plat April 13-106F; Walts Acres
With One (1) Condition**

Mr. Knisley: That concludes our case load this evening; under other business Director you have any comments?

Mr. Tapp: Yes Mr. Chairman, as the agenda that was sent to you the NPDS MS4 Phase II 5 year plan, the next 5 year plan is due to the state DNR by May 14th, and it was our intention to get the copy sent out to you all as part of the packet, however that did not happen because we're actually overhauling and completely changing the look and feel and way more content in this 5 year plan. So with that consideration we need to come up with some dates for a special session for the P&Z Commission it has to be done by April 16th because we've got to get it to the County Commission by the 22nd that second work session here in this month. So we need to try and schedule a special session probably toward the end of that so we have enough time to finish out the draft copy of the 5 year plan. We talked about, what Debbie, the 11th a Thursday or to get a feel for the Commission members right here, what day of the week works best for you all.

Ms. Viviano: Not in the evening.

Mr. Tapp: Unless you want to, it can be any time, it can be anywhere. It doesn't have to be here, which will be more than likely be at the Shrader Building because I am sure this room will be taken. But we do need a special session so you all can look at that and approve it since you are also the Stormwater Panel for our NPDES.

Ms. Viviano: Karl is off on Fridays.

Mr. Tapp: Yes on Fridays, Karl is off.

Ms. Viviano: So would maybe Monday the 15th, maybe in the morning sometime work for everybody?

Mr. Tapp: That is a Monday April 15th.

Mr. Knisley: April 15th, Monday?

Mr. Tapp: We have a Commission meeting that afternoon so I would not be able to make it that afternoon.

Mr. Beggs: I am good on the morning of the 15th.

Mr. Tapp: Cecil how about you?

Mr. Troutwine: I can make it.

Mr. Tapp: Gene, Karl your....

Mr. Walters: I don't know I will have to look at my calendar.

Mr. Tapp: Let's key in on the 15th morning a.m. sometime, probably 10.

Mr. Knisley: Okay I will check, I think that is okay.

Mr. Tapp: If not we might be able to go to the Thursday the 11th, back up a little bit and do it either...

Mr. Knisley: That would probably be better.

Mr. Tapp: Okay.

Mr. Knisley: That would be a lot better.

Mr. Tapp: Okay.

Mr. Walters: What time did you say?

Mr. Beggs: On the 11th?

Mr. Walters: On the 15th?

Mr. Tapp: A.M. on that day sometime in the morning. But Gene just said that the 11th would work better for him.

Mr. Knisley: Better for me.

Mr. Walters: That is fine with me.

Mr. Tapp: That is Thursday the 11th, I can do am or pm does not matter.

Ms. Viviano: I mean you can get back with us, look at your schedules.

Mr. Troutwine: The 11th I can do I prefer during the daytime.

Mr. Tapp: Okay.

Ms. Viviano: Yes it would be daytime.

Mr. Knisley: I would rather do it the 11th how is that with everyone else?

Mr. Tapp: Mark?

Mr. Beggs: That is fine.

Mr. Tapp: And we will correspond with Barbara and Jeff and make sure that is okay and of course we have quorum here but I would like for all the members to be there.

Mr. Beggs: 9 o'clock 9ish is that what you said?

Mr. Tapp: That is fine.

Mr. Knisley: Are you going to have doughnuts?

Mr. Tapp: We can.

Mr. Walters: As long as you bring them.

Mr. Tapp: Alright with that we will go with that.

Mr. Knisley: Alright any other further business?

Mr. Tapp: There is none Chairman.

Mr. Knisley: Being none can I have a motion to adjourn?

Mr. Beggs: So moved.

Mr. Knisley: Second?

Mr. Walters: Second.

Mr. Knisley: Okay adjourned. Everyone approved.

Meeting Adjourned

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Recording Secretary